

VIRGINIA FAIR HOUSING BOARD

MINUTES OF MEETING

March 30, 2016

The Fair Housing Board Meeting was held at the Department of Professional and Occupational Regulation, 9960 Mayland Drive, Richmond, Virginia. The following Board members were present:

Larry Murphy  
Linda Melton  
John Crouse  
Stephen Northup  
Linda Broady-Myers  
Rosemary Wilson  
Valerie L.T. Roth  
Erica Woods-Warrior, Ed.D.

The following Board members were absent:            Jim Ginnell, Chair  
   Andrew Reisinger, Vice-Chair  
   Bob Schaberg  
   Myra Howard

DPOR Staff present for all or part of the meeting included:

Jay DeBoer, Director  
Christine Martine, Executive Director  
Jeffrey Williams, Board Administrator  
Liz Hayes, Fair Housing Administrator  
Deanda Shelton, Assistant Fair Housing Administrator  
Emily Trent, Administrative Assistant  
Anglea Keefe-Thomas, Fair Housing Investigator  
Trudy Miller, Fair Housing Investigator  
Donnitria Whitfield, Fair Housing Investigator

Tom Payne, Assistant Attorney General with the Office of the Attorney General, was present.

Mr. Murphy called the meeting to order at 10:01 A.M.            **Call to Order**

A motion was made by Ms. Melton and seconded by Ms. **Agenda**  
Wilson to approve the Agenda. The motion passed  
unanimously. Members voting "Yes" were: Broady-Myers,

Crouse, Melton, Murphy, Northup, Roth, Wilson and Woods-Warrior.

A motion was made by Ms. Broady-Myers and seconded by Mr. Northup to approve the December 2, 2015, Fair Housing Board Meeting minutes. The motion passed unanimously. Members voting "Yes" were: Broady-Myers, Crouse, Melton, Murphy, Northup, Roth, Wilson and Woods-Warrior.

**Minutes**

Alex Guzmán, Housing Opportunities Made Equal (H.O.M.E.), advised the Board of the reorganization at H.O.M.E., and advised the Board that April is Fair Housing month. No action was taken by the Board.

**Public Comment**

Liz Hayes updated the Board on the current investigative case load.

**Fair Housing  
Administrator's Report**

In the matter of **FHB File Number 2016-00448, Ernest Jeter v. Main Street Realty and Todd LP**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis and Recommendation and Supplemental Final Investigative Report. Barry Bowers, attorney for the respondents, was present and addressed the Board. A motion was made by Dr. Woods-Warrior and seconded by Ms. Broady-Myers to find no reasonable cause. The motion passed unanimously. Members voting "Yes" were: Broady-Myers, Crouse, Melton, Murphy, Northup, Roth, Wilson and Woods-Warrior.

**FHB File Number 2016-00448, Ernest Jeter v. Main Street Realty and Todd LP**

In the matter of **FHB File Number 2016-01023, Laura Keadle v. Matrix Residential, Main Street Buildings, LLC, Jamie Hall and Shannon Danylo**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis and Recommendation. Laura Keadle, complainant, Robert A. Harris, II, attorney for the respondents, Shannon Danylo, respondent, and Jamie Hall, respondent, were present and addressed the Board. A motion was made by Mr. Crouse and seconded by Dr. Woods-Warrior to find no reasonable cause. The motion passed by majority vote. Members voting "Yes" were: Crouse, Melton, Murphy, Northup, Roth, Wilson and Woods-Warrior. Member voting "No" was Broady-Myers.

**FHB File Number 2016-01023, Laura Keadle v. Matrix Residential, Main Street Buildings, LLC, Jamie Hall and Shannon Danylo**

In the matter of **FHB File Number 2016-00857, William Day v. Russell Eades, Crest Woods Mobile Home Court, LLC, and Edmund Shelton**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis and Recommendation. A motion was made by Ms. Wilson and seconded by Ms. Melton to find no reasonable cause. The motion passed unanimously. Members voting "Yes" were: Broady-Myers, Crouse, Melton, Murphy, Northup, Roth, Wilson and Woods-Warrior.

**FHB File Number 2016-00857, William Day v. Russell Eades, Crest Woods Mobile Home Court, LLC, and Edmund Shelton**

In the matter of **FHB File Number 2016-01158, Lanika Venable v. Kimberlee Smith and CSW Associates Roanoke, LC**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis and Recommendation. A motion was made by Ms. Wilson and seconded by Mr. Crouse to find no reasonable cause. The motion passed unanimously. Members voting "Yes" were: Broady-Myers, Crouse, Melton, Murphy, Northup, Roth, Wilson and Woods-Warrior.

**FHB File Number 2016-01158, Lanika Venable v. Kimberlee Smith and CSW Associates Roanoke, LC**

In the matter of **FHB File Number 2016-00167, Jay McLeod v. Riverview Property Management and Matt Lockhart**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis and Recommendation and Supplemental Final Investigative Report. A motion was made by Ms. Wilson and seconded by Ms. Melton to find no reasonable cause. The motion passed unanimously. Members voting "Yes" were: Broady-Myers, Crouse, Melton, Murphy, Northup, Roth, Wilson and Woods-Warrior.

**FHB File Number 2016-00167, Jay McLeod v. Riverview Property Management and Matt Lockhart**

In the matter of **FHB File Number 2016-01097, Brenda Hulvey v. Darrell Campbell**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis and Recommendation. A motion was made by Ms. Wilson and seconded by Mr. Crouse to find no reasonable cause. The motion passed unanimously. Members voting "Yes" were: Broady-Myers, Crouse, Melton, Murphy, Northup, Roth, Wilson and Woods-Warrior.

**FHB File Number 2016-01097, Brenda Hulvey v. Darrell Campbell**

In the matter of **FHB File Number 2015-02866, Mohamed Sadiqui v. The Eclipse on Center Park Condominium Unit Owners Association**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis and Recommendation and Supplemental Final Investigative Report. A motion was made by Ms. Wilson and seconded by Mr. Crouse to find no reasonable cause. The motion passed unanimously. Members voting "Yes" were: Broady-Myers, Crouse, Melton, Murphy, Northup, Roth, Wilson and Woods-Warrior.

**FHB File Number 2015-02866, Mohamed Sadiqui v. The Eclipse on Center Park Condominium Unit Owners Association**

In the matter of **FHB File Number 2016-00337, Andre Washington v. TM Associates Management, Inc. and Whitehill Estate-II, LP**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis and Recommendation and Supplemental Final Investigative Report. A motion was made by Ms. Wilson and seconded by Ms. Melton to find no reasonable cause. The motion passed unanimously. Members voting "Yes" were: Broady-Myers, Crouse, Melton, Murphy, Northup, Roth, Wilson and Woods-Warrior.

**FHB File Number 2016-00337, Andre Washington v. TM Associates Management, Inc. and Whitehill Estate-II, LP**

In the matter of **FHB File Number 2015-00678, Erica Gaines v. Dennis Templeton and Middlesex Management, LLC**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis and Recommendation and Official Consultation Memorandum from the Office of the Attorney General. Mr. Templeton submitted a statement which was read to the Board. A motion was made by Mr. Crouse and seconded by Mr. Northup to find no reasonable cause. The motion failed. Members voting "Yes" were Crouse, Melton, Northup and Wilson. Members voting "No" were Broady-Myers, Murphy, Roth and Woods-Warrior.

**FHB File Number 2015-00678, Erica Gaines v. Dennis Templeton and Middlesex Management, LLC**

A motion was made by Mr. Murphy and seconded by Dr. Woods-Warrior to find reasonable cause that the respondents discriminated against the complainant by refusing to rent, engaging in discriminatory terms or conditions regarding rental of a dwelling and making a discriminatory statement based upon familial status. The motion failed. Members voting "Yes" were Broady-Myers, Murphy, Roth and Woods-Warrior. Members voting "No" were Crouse, Melton, Northup and Wilson. The Board agreed to defer the case to the next Board meeting.

In the matter of **FHB File Number 2016-00588, Clarence Claytor, Jr. v. Morris A. Elam Limited Partnership, Morris Elam, Jr. and David Elam**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis and Recommendation. Clarence Claytor, Jr., complainant, was present and addressed the Board. A motion was made by Ms. Wilson and seconded by Ms. Broady-Myers to find no reasonable cause. The motion passed unanimously. Members voting "Yes" were: Broady-Myers, Crouse, Melton, Murphy, Northup, Roth, Wilson and Woods-Warrior.

**FHB File Number 2016-00588, Clarence Claytor, Jr. v. Morris A. Elam Limited Partnership, Morris Elam, Jr. and David Elam**

In the matter of **FHB File Number 2016-00741, Richard Falcon v. Paul Freeman and Deborah Freeman, Landlords**, a motion was made by Mr. Crouse and seconded by Mr. Northup to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Broady-Myers, Crouse, Melton, Murphy, Northup, Roth, Wilson and Woods-Warrior.

**FHB File Number 2016-00741, Richard Falcon v. Paul Freeman and Deborah Freeman, Landlords**

In the matter of **FHB File Number 2016-00549, Andrea Diggs v. Hampton Investment Properties, LP, W. Michael Kelly, Owner, Rebecca Kelly, Owner and North Bay Group 1, LLC**, a motion was made by Mr. Crouse and seconded by Mr. Northup to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Broady-Myers, Crouse, Melton, Murphy, Northup, Roth, Wilson and Woods-Warrior.

**FHB File Number 2016-00549, Andrea Diggs v. Hampton Investment Properties, LP, W. Michael Kelly, Owner, Rebecca Kelly, Owner and North Bay Group 1, LLC**

In the matter of **FHB File Number 2016-01133, Rebecka Martin v. Christopher G. Francis and CSEN 1, LLC**, a motion was made by Mr. Crouse and seconded by Mr. Northup to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Broady-Myers, Crouse, Melton, Murphy, Northup, Roth, Wilson and Woods-Warrior.

**FHB File Number 2016-01133, Rebecka Martin v. Christopher G. Francis and CSEN 1, LLC**

In the matter of **FHB File Number 2016-00760, Holdyn Brand v. Bennington Investors, LLC, Panco CC Pentagon City Exchange LLC, Lana Zylka, and Amanda Sharon**, a motion was made by Mr. Crouse and

**FHB File Number 2016-00760, Holdyn Brand v. Bennington Investors, LLC, Panco CC Pentagon**

seconded by Mr. Northup to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Broady-Myers, Crouse, Melton, Murphy, Northup, Roth, Wilson and Woods-Warrior.

In the matter of **FHB File Number 2016-01516, Housing Opportunities Made Equal of Virginia, Inc. v. Local News, LLC and The Observer, Inc.**, a motion was made by Mr. Crouse and seconded by Mr. Northup to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Broady-Myers, Crouse, Melton, Murphy, Northup, Roth, Wilson and Woods-Warrior.

In the matter of **FHB File Number 2016-01824, Virginia Fair Housing Board v. Gilbert Sims and Kathleen Sims**, a motion was made by Mr. Crouse and seconded by Mr. Northup to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Broady-Myers, Crouse, Melton, Murphy, Northup, Roth, Wilson and Woods-Warrior.

In the matter of **FHB File Number 2016-01070, Sybil V. Lawrence v. Kelly Hale, Shannon Ciccone, Berlin-Miles-Richels Investments Inc., and Crossroads Townhomes, LLC**, a motion was made by Mr. Crouse and seconded by Mr. Northup to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Broady-Myers, Crouse, Melton, Murphy, Northup, Roth, Wilson and Woods-Warrior.

In the matter of **FHB File Number 2014-02363, Reed and Jill Stuart v. Belmeade at Ridgely Manor Condo Association and William Ballou**, a motion was made by Ms. Broady-Myers and seconded by Ms. Roth to approve the terms of the settlement as presented. The motion passed unanimously. Members voting "Yes" were: Broady-Myers, Crouse, Melton, Murphy, Northup, Roth, Wilson and Woods-Warrior.

In the matter of **FHB File Number 2014-00021, Amil Turakhia v. Belmeade at Ridgely Manor Condo**

**City Exchange LLC, Lana Zylka, and Amanda Sharon**

**FHB File Number 2016-01516, Housing Opportunities Made Equal of Virginia, Inc. v. Local News, LLC and The Observer, Inc.**

**FHB File Number 2016-01824, Virginia Fair Housing Board v. Gilbert Sims and Kathleen Sims**

**FHB File Number 2016-01070, Sybil V. Lawrence v. Kelly Hale, Shannon Ciccone, Berlin-Miles-Richels Investments Inc., and Crossroads Townhomes, LLC**

**FHB File Number 2014-02363, Reed and Jill Stuart v. Belmeade at Ridgely Manor Condo Association and William Ballou**

**FHB File Number 2014-00021, Amil Turakhia v.**

**Association, et al**, a motion was made by Ms. Broady-Myers and seconded by Ms. Roth to approve the terms of the settlement as presented. The motion passed unanimously. Members voting "Yes" were: Broady-Myers, Crouse, Melton, Murphy, Northup, Roth, Wilson and Woods-Warrior.

**Belmeade at Ridgely Manor Condo Association, et al**

In the matter of **FHB File Number 2014-02342, Jeffrey and Michele Croniser v. Belmeade at Ridgely Manor Condo Association, Inc., et al**, a motion was made by Ms. Broady-Myers and seconded by Ms. Roth to approve the terms of the settlement as presented. The motion passed unanimously. Members voting "Yes" were: Broady-Myers, Crouse, Melton, Murphy, Northup, Roth, Wilson and Woods-Warrior.

**FHB File Number 2014-02342, Jeffrey and Michele Croniser v. Belmeade at Ridgely Manor Condo Association, Inc., et al**

In the matter of **FHB File Number 2014-03100, Margaret Williams v. East Bank Street Properties, LLC, East Bank Street Properties II, LLC, East Bank Street Tenant, LLC, East Bank Street Tenant, II, LLC and Plum Street Partners, LLC**, a motion was made by Ms. Broady-Myers and seconded by Ms. Roth to approve the terms of the settlement as presented. The motion passed unanimously. Members voting "Yes" were: Broady-Myers, Crouse, Melton, Murphy, Northup, Roth, Wilson and Woods-Warrior.

**FHB File Number 2014-03100, Margaret Williams v. East Bank Street Properties, LLC, East Bank Street Properties II, LLC, East Bank Street Tenant, LLC, East Bank Street Tenant, II, LLC and Plum Street Partners, LLC**


A motion was made by Ms. Melton and seconded by Mr. Murphy to approve the March 30, 2016, Fair Housing Education Committee report. The motion passed unanimously. Members voting "Yes" were: Broady-Myers, Crouse, Melton, Murphy, Northup, Roth, Wilson and Woods-Warrior.

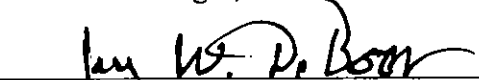
**Education**

Tom Payne gave the Board a litigation update.

**New Business**

The Board adjourned at 11:04 A.M.

  
\_\_\_\_\_  
Andrew Reisinger, Vice-Chair

  
\_\_\_\_\_  
Jay DeBoer, Secretary

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government**

1. Name: Larry B. Murphy  
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board  
(Name of Board)
4. Meeting/IFF Date: March 30, 2016  
(Date)

5. I have a personal interest in the following transaction:

\_\_\_\_\_

(Agenda Item)

Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

\_\_\_\_\_

I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

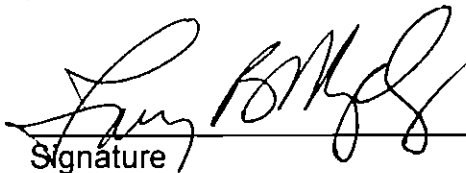
\_\_\_\_\_

I am able to participate in this transaction fairly, objectively, and in the public interest.

or

I did not participate in the transaction.

6.  I do not have a personal interest in any transactions taken at this meeting.

  
Signature

3/30/16  
Date



**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government**

1. Name: Stephen A. Northup  
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board  
(Name of Board)
4. Meeting/IFF Date: March 30, 2016  
(Date)

5. I have a personal interest in the following transaction:

\_\_\_\_\_

(Agenda Item)

Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

\_\_\_\_\_

I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

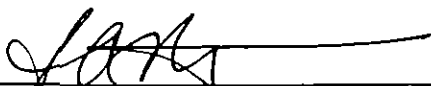
\_\_\_\_\_

I am able to participate in this transaction fairly, objectively, and in the public interest.

or

I did not participate in the transaction.

6.  I do not have a personal interest in any transactions taken at this meeting.

  
Signature

3/30/16  
Date

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government**

1. Name: Linda R. Melton  
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board  
(Name of Board)
4. Meeting/IFF Date: March 30, 2016  
(Date)

5. I have a personal interest in the following transaction:

\_\_\_\_\_  
(Agenda Item)

Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

\_\_\_\_\_  
I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

I am able to participate in this transaction fairly, objectively, and in the public interest.

or

I did not participate in the transaction.

6.  I do not have a personal interest in any transactions taken at this meeting.

Linda R. Melton  
Signature

3/30/2016  
Date

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government**

1. Name: Rosemary Wilson  
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board  
(Name of Board)
4. Meeting/IFF Date: March 30, 2016  
(Date)

5. I have a personal interest in the following transaction:

\_\_\_\_\_ (Agenda Item)

Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

\_\_\_\_\_

I am able to participate in this transaction fairly, objectively, and in the public interest.

or

I did not participate in the transaction.

6.  I do not have a personal interest in any transactions taken at this meeting.

Rosemary Wilson  
Signature

~~3-30-16~~ 3-30-16  
Date

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government**

1. Name: Erica Woods-Warrior  
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board  
(Name of Board)
4. Meeting/IFF Date: March 30, 2016  
(Date)
5. I have a personal interest in the following transaction:  
n/a.  
(Agenda Item)

Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

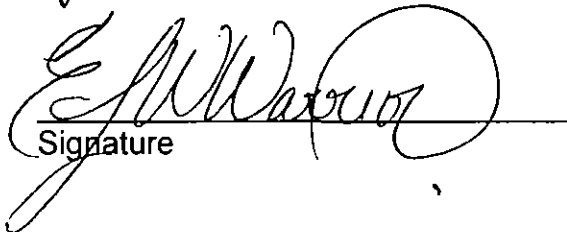
\_\_\_\_\_

I am able to participate in this transaction fairly, objectively, and in the public interest.

or

I did not participate in the transaction.

6.  I do not have a personal interest in any transactions taken at this meeting.

  
Signature

3.30.16  
Date

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government**

1. Name: John H. Crouse  
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board  
(Name of Board)
4. Meeting/IFF Date: March 30, 2016  
(Date)

5. I have a personal interest in the following transaction:

\_\_\_\_\_  
(Agenda Item)

Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:


\_\_\_\_\_

I am able to participate in this transaction fairly, objectively, and in the public interest.

or

I did not participate in the transaction.

6.  I **do not** have a personal interest in any transactions taken at this meeting.

  
Signature

3/30/16  
Date

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government**

1. Name: Linda Broady-Myers  
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board  
(Name of Board)
4. Meeting/IFF Date: March 30, 2016  
(Date)

5. I have a personal interest in the following transaction:

\_\_\_\_\_ (Agenda Item)

Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

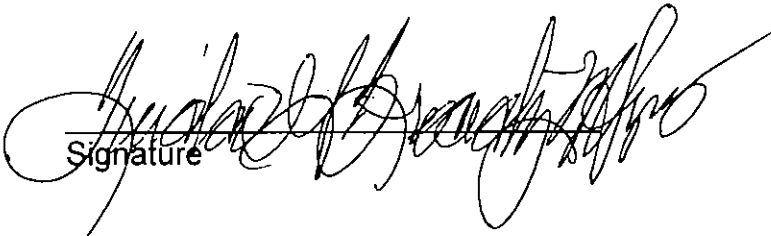
\_\_\_\_\_

I am able to participate in this transaction fairly, objectively, and in the public interest.

or

I did not participate in the transaction.

6.  I do not have a personal interest in any transactions taken at this meeting.

  
Signature

3/30/16  
Date

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government**

1. Name: Valerie L. T. Roth  
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board  
(Name of Board)
4. Meeting/IFF Date: March 30, 2016  
(Date)

5. I have a personal interest in the following transaction:

\_\_\_\_\_  
(Agenda Item)

Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

\_\_\_\_\_

I am able to participate in this transaction fairly, objectively, and in the public interest.

or

I did not participate in the transaction.

6.  I do not have a personal interest in any transactions taken at this meeting.

Valerie L. T. Roth  
Signature

5/30/16  
Date